

**Headquarters, Department of the Army**



# **Riverbank AAP, CA**

## **Conveyance Progress Report**



**As of 1 October 2015**

Office of the Assistant Chief of Staff for Installation Management (ACSIM)

Operations Directorate– Base Realignment and Closure (ODB)

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Former Riverbank Army Ammunition Plant, Modesto, CA

### **BRAC 2005 Recommendation**

The 2005 Base Realignment and Closure (BRAC) Commission recommended the closure of Riverbank Army Ammunition Plant, CA (RBAAP) and the relocation of the artillery cartridge case metal parts functions to Rock Island Arsenal, IL (RIA).

### **History**

Riverbank Army Ammunition Plant was built in 1942. It began operation in 1943 as an aluminum reduction plant for military supplies and closed in 1944. It was used as a storage facility until 1952, when it was reopened as a Government-Owned, Contractor-Operated (GOCO) metal parts fabrication facility. Operated by Norris Industries via a Facilities Use Contract, RBAAP met surge requirements generated by the Korean, Vietnam and Middle East wars, producing cartridge cases for land and naval artillery. Active plant workforce population varied from a few hundred to several thousand depending upon the military production requirements. In the 1990s, as production waned, the Army leased excess space to private tenants through the U.S. Army's Armament Retooling and Manufacturing Support (ARMS) program.

### **Current Status**

BRAC law shifted RBAAP's military mission to Rock Island Arsenal, IL, and RBAAP was closed on 31 March 2010. The movement, relocation, refurbishment and installation of the metal parts fabrication capability to Rock Island Arsenal, IL was completed in August 2011. To date, the former RBAAP acreage has not been transferred. Plans call for the transfer of an 80-acre parcel on the main plant plus a 28-acre parcel outside the fence, going to the Riverbank Local Reuse Authority (RLRA) via a no-cost Economic Development Conveyance (EDC). Other land parcels will be offered for public sale.

### **Property Description**

RBAAP is located at the southeastern edge of the City of Riverbank, CA, five miles north of Modesto, placing it 75 miles east of the San Francisco Bay area and 75 miles south of Sacramento in the central San Joaquin Valley. The 172-acre complex is a mix of industrial and commercially zoned parcels. There is an 80-acre industrial park in the heart of the complex surrounded by 63 acres of undeveloped property and an additional 29 acre parcel along the Stanislaus River. The site contains 114 structures with 700,000 square feet of industrial buildings.



### **Caretaking Status**

The Army has one full-time employee at RBAAP. Physical facilities continue to be maintained via a lease with the RLRA which has sub-leased various portions of the facility to private vendors. Five parcels of real property will be offered for sale. Of these, two are undergoing environmental cleanup.

### **Main Plant Area**

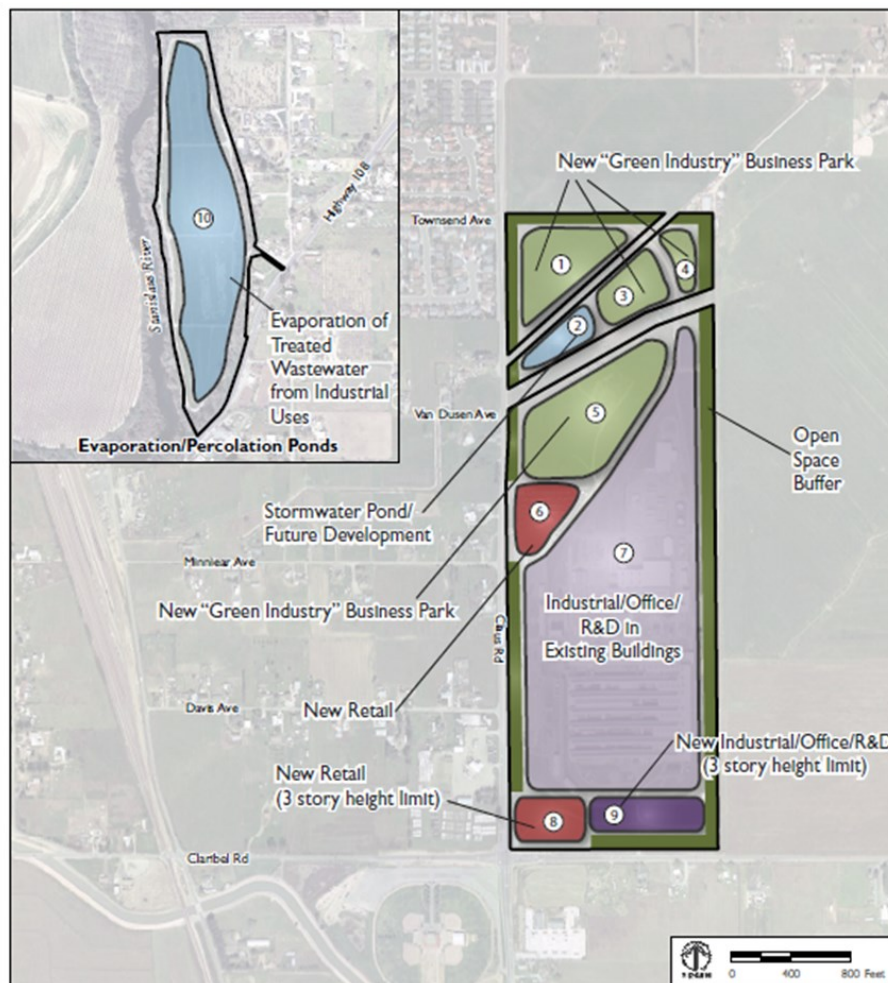


### **Environmental Cleanup**

On 21 February 1990, RBAAP was listed as a Superfund site and placed on the Environmental Protection Agency (EPA) National Priorities List (NPL). Currently, the primary contaminants of concern are Polychlorinated Biphenyls (PCBs) (originating from decrepitating galbestos and oil-based PCBs in soil), and chromium in groundwater. As munitions were neither manufactured nor assembled at RBAAP, nor any active firing conducted at the site, there is no unexploded ordnance (UXO), munitions and explosives of concern (MEC) or lead-based contamination. In an effort to ensure the risk to human health and the environment is minimal, survey, characterization and clean-up efforts continue.

## Reuse Plan

The RBAAP reuse plan was approved in November 2008. In summary, the plan envisions the 143-acre main RBAAP site will continue to function primarily as an industrial park, along with some limited convenience retail uses, while the 29-acre evaporation/percolation pond site will be sold by the Army for agricultural use. This approach is consistent with the vision, goals and objectives of this Reuse Plan, which were developed through consultation with community members, stakeholders and current tenants. It is also generally consistent with the land use designations proposed in Riverbank's Draft 2025 General Plan. With job creation and current tenant expansion being the top priorities for the community, no other significant land uses were considered viable in reaching the community goals. It is expected that new tenants will include a wide variety of manufacturing, storage and repair businesses, similar to the businesses currently on the site. Some of these new tenants may require a limited amount of office space as well as space for research and development (R&D) activities to support their manufacturing operations. Limited retail uses are also proposed for two portions of the site. The figure below is annotated with types of new businesses for each sector.



## Programmatic Agreement, Section 106

There is no requirement for a Programmatic Agreement at the former Riverbank Army Ammunition Plant.



## Property Conveyance Plan

The former Riverbank Army Ammunition Plant consists of 172 acres, which includes a 143-acre industrial parcel and a separate 29-acre parcel. Currently, the former facility is occupied and operated by the Riverbank Local Redevelopment Authority (RLRA) via a lease administered by the Sacramento office of USACE. Plans are for the Army to convey the main plant area of 80 acres to the RLRA via a no-cost Economic Development Conveyance (EDC). Notably, this area has been sub-leased to various private commercial entities by the RLRA. In addition, 28-acre Parcel B will also convey via a no-cost EDC. Plans call for its use as a 'green industry' business park. Environmental cleanup of PCBs due to galbestos will be accomplished via two Environmental Services Cooperative Agreements (ESCA). The first of these (Phase I) commenced 2nd Quarter, FY2014 and is complete. Discussions regarding the scope and responsibilities for the second ESCA (Phase II: clean-up of real property) are ongoing with agreement anticipated for 1st Quarter, FY2016.

The Army plans to dispose of all remaining parcels (1, 1a, 2, 2a, and 4) via public sale. Notably, an earlier effort to market these parcels via the GSA failed; there were no bids. USACE is negotiating with a commercial broker in an effort to revitalize this effort. Although some interest has been expressed recently by possible buyers, the unanticipated discovery of contamination on Parcels 1 and 1a requires additional cleanup. This clean-up is expected to be completed by 2nd Quarter, FY2016.

### Property Conveyed (0 of 172 total acres) and Projected

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
2	19.6	1 <sup>st</sup> Qtr FY16	TBD	Public Sale
2a	3.2	1 <sup>st</sup> Qtr FY16	TBD	Public Sale
B	27.7	1 <sup>st</sup> Qtr FY16	RLRA	No-cost EDC
4 (Evaporation/Percolation Ponds)	28.8	1 <sup>st</sup> Qtr FY16	TBD	Public Sale
1 (End Cap)	8.5	2 <sup>nd</sup> Qtr FY16	TBD	Public Sale
1a (End Cap)	4.4	2 <sup>nd</sup> Qtr FY16	TBD	Public Sale
Main Plant	79.9	1 <sup>st</sup> Qtr FY17	RLRA	No-cost EDC

As of 1 October 2015

## Property Conveyance Plan

**Main Plant  
area parcels  
(143 Acres)**



**Parcel 4 (E/P Ponds) near  
Stanislaus River (28.8 Acres)**

**Parcels 1 and 1a (both end cap parcels)** - 12.9 acres. Conveyance by public sale has been delayed by the unanticipated discovery of oil-related PCB contamination. Testing for nature and extent is complete. Discussions with California authorities are ongoing, and a time critical removal action clean-up contract, based on sampling, analysis, and standards, is being prepared.

**Parcels 2 and 2a (north of the main plant area)** - 22.8 acres. Conveyance by public sale. Subsequent to the unexpected discoveries of oil-based PCB contamination in parcels 1 and 1a, confirm-or-deny testing of 2 and 2a was warranted. Sampling is complete with negative results.

**Parcel B (northernmost parcel of main plant area)** - 27.7 acres. Conveyance by EDC in conjunction with Main Plant area. Currently used as pasture; there is no indication of contamination.

**Parcel 4 (Evaporation/Percolation Ponds)** - 28.8 acres are located about 1 ½ miles north of the main plant area along the Stanislaus River. Originally part of the property planned to be conveyed to the RLRA, that body chose to excise the parcel from its development plans. As with the other parcels, the Army projects disposal via public sale. Private entities have expressed interest in purchasing this area. Testing has confirmed its suitability for transfer for agricultural use.

**Main Plant** - 79.9 acres. Conveyance by no-cost EDC and FOSET. Site is contaminated with PCBs associated with decrepitating galbestos siding and roofing. Clean-up efforts are being conducted via two ESCAs. First ESCA (equipment) complete; second ESCA (siding, building surfaces & grounds) scope in draft; awaiting EPA comment/approval of standards and methods.



## Key Milestones Achieved

- RBAAP closed 31 March 2010.
- The Riverbank Local Reuse Authority (RLRA) Reuse Plan was approved in 2008.
- Record of Decision (ROD) approved April 2010
- Equipment transferred (rehabilitation en route) from RBAAP to RIA, IL and reported mission ready 1 September 2011.
- FOST/FOSET: Original Finding of Suitability of Transfer (FOST) signed April 2010; subsequent discoveries (currently undergoing testing) have required an amendment.
- DUSD approved a “without consideration” Economic Development Conveyance on 12 February 2013.
- The Finding of Suitability Early Transfer (FOSET) is undergoing detailed revisions IAW comments and requirements from the California regulators.



The facility for relocation of metal parts fabrication line (shell casings for Army Stryker & USN artillery) at Rock Island Arsenal, IL met BOD on 18 April 2010 and SRD on 30 May 2010. Confirmatory tests and evaluations of production line and items was completed on 31 August 2011.

